

098.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

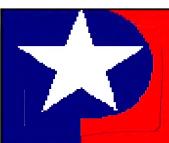
755,000 / 755,000

USE VALUE:

755,000 / 755,000

ASSESSED:

755,000 / 755,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
46		FROST ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8828.000	275,600			479,400	755,000		63987
									GIS Ref
									GIS Ref
									Insp Date
									10/18/18
									10975!
									PRIOR ID # 1: 63987
									PRIOR ID # 2:
									PRIOR ID # 3:
									PRIOR ID # 1:
									PRIOR ID # 2:
									PRIOR ID # 3:
									ASR Map:
									Fact Dist:
									Reval Dist: ilov
									Year: 1998
									LandReason: DM
									BldReason: CM
									CivilDistrict:
									Ratio:

OWNERSHIP

Unit #:

Owner 1: MOLLOY THOMAS J & MAUREEN

Owner 2:

Owner 3:

Street 1: 46 FROST STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2125 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8828	Sq. Ft.	Site			0	70.	0.78	4									479,389						479,400	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2010	918	Re-Roof	6,600					

Date	Result	By	Name
10/18/2018	MEAS INT REF	BS	Barbara S
3/3/2009	Info At Door	189	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
7/24/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 19 - Ranch	1	Rating: Average																								
Sty Ht: 1 - 1 Story		A Bath:	Rating:																							
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																							
Foundation: 1 - Concrete		A 3QBth:	Rating:																							
Frame: 1 - Wood		1/2 Bath:	Rating:																							
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																							
Sec Wall: 26 - Wood	10 %	OthrFix:	Rating:																							
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																				
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1																		
Color: GRAY		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																			
View / Desir:		Fpl: 2	Rating: Average			Other																				
GENERAL INFORMATION				WSFlue:	Rating:	Upper																				
Grade: C+ - Average (+)		CONDOS INFORMATION				Lvl 2																				
Year Blt: 1950	Eff Yr Blt:	Location:				Lvl 1																				
Alt LUC:	Alt %:	Total Units:				Lower																				
Jurisdict: G12	Fact: .	Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB																
Const Mod:		% Own:																								
Lump Sum Adj:		Name:																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRS	FL																		
Prim Int Wal 1 - Drywall		Functional:	%	Interior:	1	6	3																			
Sec Int Wall:	%	Economic:	%	Additions:																						
Partition: T - Typical		Special:	%	Kitchen:																						
Prim Floors: 3 - Hardwood		Override:	%	Baths:																						
Sec Floors:	%	Total:	26.4 %	Plumbing:																						
Bsmnt Flr: 12 - Concrete				Electric:																						
Subfloor:				Heating:																						
Bsmnt Gar: 2				General:																						
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext:																										
Heat Fuel: 1 - Oil																										
Heat Type: 3 - Forced H/W																										
# Heat Sys: 1																										
% Heated: 100	% AC:																									
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled																									
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 098-0-0005-0013.0										IMAGE												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:	Total Special Features:										Total:				AssessPro Patriot Properties, Inc										